

1 BILL NO. R-87-04- 51

2 DECLARATORY RESOLUTION NO. R- 30-87

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
3111 Congressional Parkway, Fort  
Wayne, Indiana 46808. (KSJ Enter-  
prises, Inc., Petitioner).

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Section II, Lots 60-61, Congressional  
13 Park, Fort Wayne, Indiana;

14 said property more commonly known as 3111 Congressional Parkway,  
15 Fort Wayne, Indiana;

16 WHEREAS, recommendations have been received from the  
17 Committee on Finance and the Department of Economic Development  
18 concerning said Resolution;

19 WHEREAS, notice of the adoption and substance of said  
20 Resolution has been published in accordance with I.C. 5-3-1 and  
21 a public hearing has been conducted on said Resolution;

22 WHEREAS, if said Resolution involves an area that has  
23 already been designated an allocation area under I.C. 36-7-14-39,  
24 the Fort Wayne Redevelopment Commission has adopted a Resolution  
25 approving the designation.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, the Resolution previously designating  
29 the above described property an "Economic Revitalization Area" is  
30 confirmed in all respects.

31 SECTION 2. That, the hereinabove described property is  
32 hereby declared an "Economic Revitalization Area" pursuant to



1 Page Two

2 I.C. 6-1.1-12.1, said designation to begin on the effective date  
3 of this Resolution and continue for a one (1) year period. Said  
4 designation shall terminate at the end of that one (1) year period.

5 SECTION 3. That, said designation of the hereinabove  
6 described property as an "Economic Revitalization Area" shall  
7 only apply to a deduction of the assessed value of real estate.

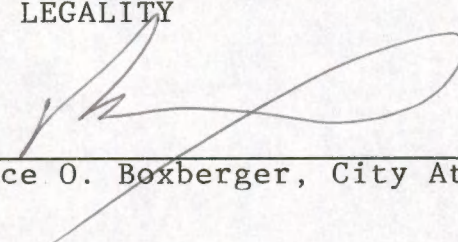
8 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
9 hereby determined that the deduction from the assessed value  
10 of the real property shall be for a period of six (6) years.

11 SECTION 5. That this Resolution shall be in full force  
12 and effect from and after its passage and any and all necessary  
13 approval by the Mayor.

14  
15   
16

Councilmember

17 APPROVED AS TO FORM  
18 AND LEGALITY

19   
20 Bruce O. Boxberger, City Attorney  
21  
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Read the first time in full and on motion by E. E. E. E.  
seconded by Talman, and duly adopted, read the second time  
by title and referred to the Committee Finance (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on Tuesday, the 12th day of  
May, 19 87, at 7:00 o'clock P.M., E.

DATE: 4-28-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. E. E. E.  
seconded by Talman, and duly adopted, placed on its  
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GIAQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 5-12-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~  
~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 9-30-87  
on the 12th day of May, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 13th day of May, 19 87,  
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of May,  
19 87, at the hour of 11:50 o'clock A.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

  X   Real Estate Improvements  
       Personal Property (New Manufacturing Equipment)  
       Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: KSJ Enterprises, Inc.

Address of Applicant's Principle Place of Business:

P. O. Box 126

Churubusco, IN 46723

Phone Number of Applicant: (219) 483-2168

Street Address of Property Seeking Designation:

3111 Congressional Parkway

Fort Wayne, IN 46808

S.I.C. Code of Substantial User of Property: 6711

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>      </u>
Is the project site within the flood plain?	<u>      </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>      </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>      </u>	<u>  X  </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>      </u>
Is the project site within the designated downtown area?	<u>      </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>      </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>      </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>      </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>      </u>	<u>  X  </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?  
Leasing space to Mechanical Contracting Company

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>100.00</u>
Improvements	<u>0.00</u>
Total	<u>100.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 7.82 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

Site Development, Building Structure: 4000 sq. ft. warehouse and 3000 sq. ft. office

Cost of Improvements: \$ 230,000.00

Development Time Frame:

When will physical aspects of improvements begin? 5/1/87

When is completion expected? 7/15/87

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_



What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? None (company to lease the property - presently 15)

How many permanent jobs will be created as a result of this project?  
40

Anticipated time frame for reaching employment level stated above?  
2 to 3 years

What is the nature of those jobs?  
Engineers and construction workers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Undeveloped at this time

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In what Township is project site located? Washington

In what Taxing District is project site located? 80 Ft Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Debbie Miller

HOME: 4117 Monument Drive

5340 Keystone Dr.

Fort Wayne, IN 46835

Fort Wayne, IN 46825

Phone Number of Contact Person (219) 483-2168 (home: 485-1467)

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

*Debbie Miller*  
Signature of Applicant

April 23, 1987

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property - Section II, Lots 60-61, Congressional Park
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development B-87-04-51

SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 3111 Congressional Parkway, Fort Wayne,  
Indiana 46808. (KSJ Enterprises, Inc., Petitioner).

EFFECT OF PASSAGE Property that is currently vacant will be developed  
with construction of a 4,000 sq. ft. warehouse and a 3,000 sq. ft.  
office for a mechanical contracting company, adding jobs to the  
local economy.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$230,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-04-51

REPORT OF THE COMMITTEE ON FINANCE

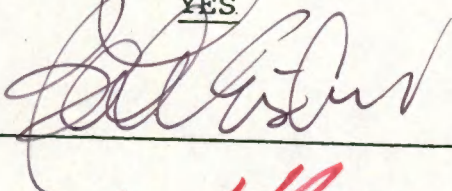
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1-12.1 for  
property commonly known as 3111 Congressional Parkway, Fort Wayne,  
Indiana 46808. (KSJ Enterprises, Inc., Petitioner):

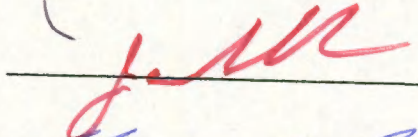
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION)

YES

NO



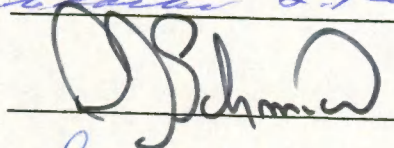
BEN A. EISBART  
CHAIRMAN



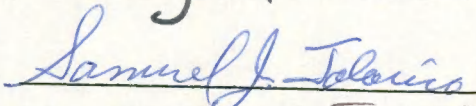
JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD



DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 5-12-87

SANDRA E. KENNEDY  
CITY CLERK

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: KSJ Enterprises, Inc.

Site Location: 3111 Congressional Parkway, Fort Wayne, In. 46808

Councilmanic District: 3rd Existing Zoning: M-1

Nature of Business: Leasing space to mechanical contracting Company

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>          </u>	<u>X</u>
Urban Enterprise Zone	<u>          </u>	<u>X</u>
Redevelopment Area	<u>          </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u>          </u>
Flood Plain	<u>          </u>	<u>X</u>

Description of Project:

Site development and costruction of a 4000 sq. ft. warehouse and  
3000 sq. ft. of office space.

Type of Tax Abatement: Real Property X Manufacturing Equipment           

Estimated Project Cost: \$ 230,000.00 Permanent Jobs Created: 40

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes            No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

This project will benefit Fort Wayne by creating  
a large number of jobs in both the semi- skilled and  
skilled areas.

Staff [Signature]  
Date 5-12-87

Director [Signature]  
Date 5/12/87





# The City of Fort Wayne

April 29, 1987

Ms. Marilyn Romine  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of May 2, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-87-04-50 & R-87-04-51  
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-87-04-50 AND R-87-04-51 )


Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 28, 1987,  
date  
designating property at 3111 Congressional Parkway, Fort Wayne,  
Indiana. (KSL Enterprises, Inc., Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 12, 1987, at 7:00 P.M.,  
date, time & place  
One Main Street, City-County Bldg. Common Council Conference Room 128,  
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

## COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (1.00 for each proof in excess of two) 2.00

TOTAL AMOUNT OF CLAIM \$ 8.90

## DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Judy Sterling

Date May 2, 19 87

Title CLERK

FORM #904

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

5/2/87

Subscribed and sworn to me before this 2nd day of May 19 87

Shelley R. LaRue

Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-87-04-50 AND R-87-04-51)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 28, 1987, designating property at 3111 Congressional Parkway, Fort Wayne, Indiana. (KSL Enterprises, Inc., Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 12, 1987, at 7:00 P.M., One Main Street, City-County Bldg. Common Council Conference Room 128, Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 2, 1987 Title CLERK  
Trudy Sterling

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

5/2/87

Subscribed and sworn to me before this 2nd day of May 1987

Shelley R. LaRue Notary Public  
March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-87-04-50 AND R-87-04-51)  
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If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk